

**PB# 07-19**

**Lands of Nadas  
(Bull Rd.)**

**52-1-13.35**

07-19

Lands of Nadas  
Bull Rd. (DeKay)

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY  
DATE: *Approved 2/2/08*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/11/2008

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039

APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/21/2008	PLANS STAMPED	APPROVED
10/10/2007	P.B. APPEARANCE	ND; WVE FIN PH;APPR . APPROVED CONDITIONALLY; CHECK SIGHT DISTANCE FOR LOT 1; ADD . 911 NUMBERS; CORRECT BULK TABLE; ADDRESS MARK'S COMMENTS;
06/27/2007	P.B. APPEARANCE	LA:WVE PH - RETURN . NEED HIGHWAY APPROVAL AFTER REVISED PLANS - NEED SOIL TEST . FOR PERCS WITNESSED
06/06/2007	WORK SHOP	SUBMIT
11/10/2006	WORK SHOP	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039  
APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/2008	ONE LOT REC FEE	CHG	3000.00		
02/20/2008	REC. CK. #382	PAID		3000.00	
		TOTAL:	3000.00	3000.00	0.00

*Handwritten:*  
Hunneke  
2-22-08

P.B. #07-19 Recreation Fee  
**ARTHUR NADAS** 476-3003  
NYU SCHOOL OF MEDICINE  
57 OLD FORGE RD.  
TUXEDO, NY 10987

Date 1/29/2008 50-8106/2219

382

PAY to the order of Town of New Windsor \$ 3000.00  
Three thousand Dollars

US ALLIANCE FEDERAL CREDIT UNION  
NADAS P.B. #0719  
For ONE LOT RECREATION FEE

22 88 106 3 260000 2190 1300 0382

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039

APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC CK. #6639	PAID		400.00	
06/27/2007	P.B. MINUTES	CHG	49.00		
10/10/2007	P.B. MINUTES	CHG	49.00		
01/28/2008	P.B. ATTY	CHG	227.50		
01/28/2008	P.B. ENGINEER	CHG	910.30		
02/20/2008	REC CK. #381	PAID		835.80	
	TOTAL:		1235.80	1235.80	0.00

*14 Surveys  
2-22-08*

*To close out escrow.*

381

DATE 1/29/2008 50-8106/2219

ARTHUR NADAS 496-3003  
NYU SCHOOL OF MEDICINE  
57 OLD FORGE RD.  
TUXEDO, NY 10987

PAY to the Order of Town of New Windsor \$ 835 <sup>86</sup>/<sub>100</sub> xx  
Eight hundred thirty five Dollars

Amount over escrow posted

USA ALLIANCE  
FEDERAL CREDIT UNION  
One Interchange Terrace, 600 Midland Avenue, P.O. Box 10500 29095  
Tuxedo, NY 10987

For NADAS P.B. #07-19 *Arthur Nadas*

⑆ 221981063⑆ 26000021901300⑆ 0381

● Town of New Windsor ●  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#101-2008**

02/21/2008

Nadas, Arthur *P.B. 07-19*

Received \$ 260.00 for Planning Board Fees, on 02/21/2008. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039

APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/2008	APPROVAL FEE	CHG	260.00		
02/20/2008	REC. CK. #380	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

January 28, 2008

Richard DeKay  
P.O. Box 313  
Cornwall, NY 12518

ATTN: RICHARD DEKAY, LS.

SUBJECT: NADAS P.B. #07-19

Dear Mr. Dekay:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 260.00
Check #2 - Amount over escrow posted.....	\$ 835.80
Check #3 - One Lot Recreation Fee.....	\$ 3,000.00

Upon receipt of these checks and ten (10) sets of plans **(with at least five (5) sets being folded)** and a mylar, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/28/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039  
APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/2008	APPROVAL FEE	CHG	260.00		
			-----	-----	-----
		TOTAL:	260.00	0.00	260.00

*Check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/28/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039  
APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC CK. #6639	PAID		400.00	
06/27/2007	P.B. MINUTES	CHG	49.00		
10/10/2007	P.B. MINUTES	CHG	49.00		
01/28/2008	P.B. ATTY	CHG	227.50		
01/28/2008	P.B. ENGINEER	CHG	910.30		
		TOTAL:	1235.80	400.00	835.80

*Check #2*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/28/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039  
APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/28/2008	ONE LOT REC FEE	CHG	3000.00		
			-----	-----	
		TOTAL:	3000.00	0.00	3000.00

*Check #3*

Oct 24/2007

Loeb, Heller, Kennedy, Gogerty, Gaba & Rodin, P.C.  
Client Ledger  
ALL DATES

Page: 1

Date	Received From/Paid To	Chk#	Repts	General	Fees	Bld	Trust Activity	Balance
Entry #	Explanation	Rec#		Disbs		Inv#	Acc	
12132	TOWN OF NEW WINDSOR							
6085930	NADAS, ARTHUR AND LINDA MINOR SUBDIVISION PB#							Resp Lawyer: JRL
Jun 27/2007	Lawyer: ALR 0.20 Hrs X 175.00				35.00	4148		
79218	ATTEND TOWN OF NEW WINDSOR PLANNING BOARD FOR MEETING ON NADAS SUBDIVISION PB# 07-19							
Jun 27/2007	Lawyer: ALR 0.10 Hrs X 175.00				17.50	4148		
79219	PREPARE MEMO RE ACTION TAKEN BY PLANNING BOARD ON NADAS SUBDIVISION PB# 07-19							
Jul 13/2007	Billing on Invoice 4148			0.00		4148		
81240	FEES 52.50							
Jul 27/2007	TOWN OF NEW WINDSOR	1130822	52.50					
84262	PMT - PAYMENT ON ACCOUNT							
Oct 10/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50			
98938	REVIEW REVISED APPLICATION MATERIALS PB# 07-19							
Oct 10/2007	Lawyer: DRC 0.10 Hrs X 175.00				17.50			
98939	REVIEW M EDSALL'S COMMENTS PB# 07-19							
Oct 10/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50			
98940	ATTEND PLANNING BOARD MEETING PB# 07-19							
Oct 23/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50			
100814	PREPARE RESOLUTIONS ADOPTING A NEGATIVE DECLARATION AND GRANTING SUBDIVISION APPROVAL PB# 07-19							
Oct 23/2007	Lawyer: DRC 0.30 Hrs X 175.00				52.50			
100815	PREPARE NEGATIVE DECLARATION PB# 07-19							

TOTALS	CHE	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	0.00	227.50	227.50	0.00	52.50	0.00	52.50	A/R 0.00	0.00

## REPORT SELECTIONS - Client Ledger

Layout Template Default  
 Requested by Rose Thoma  
 Finished Wednesday, October 24, 2007 at 01:47:26 PM  
 Ver 8.20c  
 Matters 6085930  
 Clients All  
 Major Clients All  
 Client Intro Lawyer All  
 Matter Intro Lawyer All  
 Responsible Lawyer All  
 Assigned Lawyer All  
 Type of Law All  
 Select From Active, Inactive Matters  
 Matters Sort by Default  
 New Page for Each Lawyer No  
 New Page for Each Matter No  
 No Activity Date Dec 31/2199  
 Firm Totals Only No  
 Totals Only No  
 Entries Shown - Billed Only No  
 Entries Shown - Disbursements Yes  
 Entries Shown - Receipts Yes  
 Entries Shown - Time or Fees Yes  
 Entries Shown - Trust Yes  
 Incl. Matters with Retainer Bal No  
 Incl. Matters with Neg Unbld Disb No  
 Trust Account All  
 Working Lawyer All  
 Include Corrected Entries No  
 Show Check # on Paid Payables No  
 Show Client Address No  
 Consolidate Payments No  
 Show Trust Summary by Account No  
 Printed from Register

LANDS\_OF\_NADAS\_SUBDIVISION\_(07-19)

---

Mr. Richard DeKay appeared before the board for this proposal.

MR. ARGENIO: This plan proposes the subdivision of the 5.19 acre parcel into two single family residential lots. The plan was reviewed on a concept basis only. Sir, what say you?

MR. DEKAY: Okay, first of all I'd like to introduce Mrs. Linda Nadas, she and her husband, Arthur, own this property on Bull Road and this is a separate lot that was approved a number of years ago. It tells right on the plan, here it is right here in the upper left-hand corner it says lot number 5 subdivision lands for Arthur Nadas as and Linda Nadas filed in the Orange County Clerk's Office for February 13, 1987 as filed map number 8102, it's 5.19 acres. So what they have asked me to do is subdivide the property and make two lots that conform to the present zoning.

MR. ARGENIO: You're going to have to help me a little bit understanding what's going on here. You see in the top of the plot plan it says 312 lineal feet plus or minus in the property there?

MR. DEKAY: Yeah.

MR. ARGENIO: What's that line?

MR. DEKAY: That's the dividing line between the two proposed lots.

MR. ARGENIO: That's what you're proposing?

MR. DEKAY: Yes.

MR. ARGENIO: So the whole parcel is the whole envelope and you're proposing on putting a line which is that

312 line all the way down to Bull Road, yes?

MR. DEKAY: Correct.

MR. ARGENIO: What size are the lots you're creating?

MR. DEKAY: Okay, we've got that in the lower left-hand corner, the minimum lot area required is 80,000 square feet, lot 1 is 81,000 and lot 2 would be 145,000 square feet, so they conform to the present zoning plus the lot width is all indicated, everything's to code.

MR. VAN LEEUWEN: Lot number 2 I can't quite read it on this copy here, how many feet of frontage does that have?

MR. DEKAY: It's 192.

MR. ARGENIO: Mike Babcock, are you aware of any setback issues with these proposed site home locations?

MR. BABCOCK: No.

MR. ARGENIO: A review by the Town Highway Superintendent is required for the driveways curb-cut to the Town road. Adequate information regarding grade/slope at the access, storm water drainage provisions and sight distances should be included on the plan. Do you have a copy of that comment made by Mark? That's item 2. Also the typical driveway detail should be--

MR. EDSALL: Dick, if you don't have that detail I've got one for you, I'll get it to you.

MR. DEKAY: I think we've got it.

MR. ARGENIO: Are you folks in an AG zone out there?

MRS. NADAS: Yes.

MR. ARGENIO: You're in an AG zone?

MR. DEKAY: Yeah, we filled it out in the application.

MR. ARGENIO: Well--

MR. VAN LEEUWEN: But the, you have to ask for, you haven't asked for that in your taxes, have you?

MRS. NADAS: We have, the land is in use, yeah.

MR. VAN LEEUWEN: It is for AG?

MRS. NADAS: Yes.

MR. ARGENIO: Does that require county?

MR. EDSALL: Adam and I were just trying to confirm, we do believe it does, neither one of us have a copy of 239 with us but we'll send it if required.

MR. SCHLESINGER: I don't think you asked whether they declared agricultural, I don't think they have enough acreage.

MR. VAN LEEUWEN: Yeah because they own lots of land around it, this is not the only these piece they own, they own a whole section here.

MR. ARGENIO: My concern, Neil, my motivation if it's in an AG zone by law we're required to go for county review, that's why I'm asking the AG zone question. I don't care if you sell rice or wheat or hay, it doesn't matter to me, but that does trip that law, you don't have a choice. I want to read bullet number 4 of Mark's. The applicant is reminded that soil tests minimum two percolation tests and one deep test in support of the sanitary disposal system design must be witnessed by a representative of our office. There's

been a lot of problems. What was your name, ma'am?

MRS. NADAS: Linda Nadas.

MR. ARGENIO: Mrs. Nadas, there's a lot of problems in the west end of town with percs for sanitary disposal systems, that's why we have Mark's office witness the tests. Does anybody else have anything? I see this as a pretty simple application. Anybody have any trick questions or anything they'd like to ask relative to this application? I'd like to hear from the other members on item number 6 on relative to the public hearing.

MR. SCHLESINGER: Is there any existing houses on the property?

MR. VAN LEEUWEN: Make a motion to waive the public hearing.

MR. SCHLESINGER: Existing house on the property?

MRS. NADAS: On that 5 acres, no.

MR. DEKAY: Nothing. I show you a proposed house site and proposed driveway and I've got profiles coming in but I have to add some little bit more information.

MR. ARGENIO: Neil, Howard, how do you feel about that?

MR. SCHLESINGER: I don't see it.

MR. GALLAGHER: I don't, is there any houses within the close vicinity?

MRS. NADAS: No.

MR. VAN LEEUWEN: There's a house across the street but it's not a busy area there, it's very quiet.



June 27, 2007

14

MR. GALLAGHER: I have no problems.

MR. ARGENIO: I'm going to back up just a bit, if anybody's sees fit, I'll accept a motion that we declare ourselves lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA process. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mrs. Nadas, I think you can see you can get a tone from the planning board that we're certainly looking favorably on your application. I don't see any big issues but there are laws unfortunately that we have to follow and one of them is going to be to forward this to the Orange County Planning Department and get input from them. Now I can assure you that as soon as we hear from them we'll move forward in this application.

MRS. NADAS: You do that process?

MR. ARGENIO: What will happen is your engineer will contact Myra and she'll tell you what to do and how to do it. Is that okay?

MS. MASON: Yes.

June 27, 2007

15

MR. ARGENIO: Mark, am I missing anything else procedurally?

MR. EDSALL: No, I'll check the Orange County Planning issue, Mr. DeKay can coordinate for the perc tests.

MR. ARGENIO: You need to get the perc tests done, the architect will do that, you need to get the driveway detail on the plans. I really don't see a lot more going on here with this, it's pretty a simple application. Okay?

MR. EDSALL: You may want to in lieu of going out and measuring sight distances you might be able to flag the proposed location and ask the highway superintendent to take a look at it and he'll let you know if he needs anything further.

MR. ARGENIO: Probably a good suggestion.

MR. EDSALL: It's an easy stop for him.

MR. ARGENIO: Probably a good suggestion to get that done for the next meeting, that way it will be clean. Thank you for your time.

MR. VAN LEEUWEN: Make a motion to waive public hearing.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we waive the public hearing for the Nadas minor subdivision. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER AYE

June 27, 2007

16

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENY@MHEPC.COM

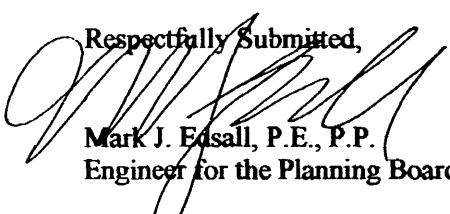
**WRITER'S E-MAIL ADDRESS:**  
MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** NADAS MINOR SUBDIVISION  
**PROJECT LOCATION:** BULL ROAD  
SECTION 52 - BLOCK 1 - LOT 13.35  
**PROJECT NUMBER:** 07-19  
**DATE:** 27 JUNE 2007  
**DESCRIPTION:** THE PLAN PROPOSES SUBDIVISION OF THE 5.19 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. The table should be made complete via the addition of minimum net area (48,000 s.f.), maximum height (35 ft.), minimum livable area (1200 s.f.), and maximum development coverage (20%). Both lots appear to easily meet the minimum bulk requirements.
2. A review by the Town Highway Superintendent is required for the driveways "curb-cut" to the Town Road. Adequate information regarding grade/slope at the access, stormwater drainage provisions and sight distances should be included on the plan. Our office will coordinate these matters with the Superintendent once a complete plan is available. (also see next comment).
3. The typical driveway detail of the town should be added to the plan.
4. The applicant is reminded that soil tests (minimum two percolation and one deep tests), in support of the sanitary disposal system designs, must be witnessed by a representative of our office.
5. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st NW07-19-27June07.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

October 10, 2007

16

LANDS\_OF\_NADAS\_SUBDIVISION\_(07-19)

---

MR. ARGENIO: Lands of Nadas. Plan proposes subdivision of the 5.19 acre parcel into two single family residential lots. The plan was previously reviewed at the 27 June, 2007 planning board meeting. Sir, what's your name?

MR. DEKAY: Richard DeKay, land surveyor.

MR. ARGENIO: We took lead agency on June 27 at the prior meeting, I see here we also waived the public hearing at the June 27 meeting and we took and we did a negative dec. Well, you're well on your way. So you're taking 5.19 acres and you're cutting it into two different, two separate lots which both meet the current 80,000 square foot zoning, is that correct?

MR. DEKAY: That's correct. In the lower left-hand corner we have the table on the lot area, the bulk table.

MR. ARGENIO: Go ahead, Mr. DeKay.

MR. DEKAY: Yeah, this is on Bull Road just passed where--this is Mr. Arthur Nadas, last time we were here Mrs. Nadas was here, she's not feeling a hundred percent tonight.

MR. ARGENIO: She's the boss.

MR. NADAS: She's the boss.

MR. DEKAY: So the gray hair guys are here.

MR. DEKAY: The required lot area is 80,000, lot 1 has 81,000 and change and lot 2 is a little bit larger, it's 144,000. Since we have been here we have gone in the field with the engineer's representative, Mark's representative and ran the perc tests and observed the

deep holes, we had a machine there to dig the pits and everything passed satisfactorily. The results of those tests are on the revised plan.

MR. ARGENIO: Mark, where does Mr. Fayo weigh in on this? Have you spoken to him about this?

MR. EDSALL: Yes, I had contacted Myra to see if he had responded with his review and hadn't gotten an opportunity but what I did was in anticipation of the need to report to the board, I got ahold of him and I stopped over at the office and reviewed the plan and I have included his comments under number 2 he wants Dick to verify the sight distances that you're showing to each direction from both lots are both 400 to one direction 300 to the other direction.

MR. DEKAY: Well, actually, the 400 feet is much further.

MR. ARGENIO: Can I see where you're pointing, Mr. DeKay please?

MR. DEKAY: There's a long straightaway that comes down here to this site, this is where the old O & W track cuts through just passed the power lines that go over Bull Road and there's the old O & W abandoned site which Mr. Nadas, Mr. and Mrs. Nadas also own and just passed that we indicate a driveway coming in, I put two stakes on either for the driveway there and we show the sight distance.

MR. ARGENIO: So Mark, where is Anthony concerned about the site distance? I don't obviously have a full picture of 20 acres of land out there but I'm looking at the curve in Bull Road and I'm vaguely familiar with that area and it would seem to me there should be adequate sight distance to achieve the 325 feet you're referencing.

MR. EDSALL: His concern is number one are the numbers on the plan correct because looking at lot 1 exiting looking to the right he would think that the distance would be a lot more than 400.

MR. DEKAY: Yes.

MR. EDSALL: So that number we think is less than what it really is.

MR. ARGENIO: Okay, so it's what Mr. DeKay's saying we have a minimum of 400 feet.

MR. EDSALL: I'll finish?

MR. ARGENIO: Go ahead.

MR. EDSALL: Looking to the left from lot 2 would be another one that's way over the 300 shown, those aren't the problems, he just wants the correct numbers there. But if you look at lot 1 and look to the left that one is shown as 300, that one is a problem because the code requires 325 so he's concerned that there might be a problem with the driveway for lot 1 looking to the left coming out.

MR. DEKAY: No, we show 400 there, Mark.

MR. EDSALL: I'm looking at 300.

MR. DEKAY: Let's take a look at your map.

MR. ARGENIO: The 400 is from lot 2, I don't see the 300 indicated on there.

MR. EDSALL: The numbers are hard to decipher. Let me show you again.

MR. ARGENIO: Well, I think Anthony's right, I mean, I think that needs to be accurate.

MR. EDSALL: Well but even if you correct those numbers his concern is that looking from this driveway there might have to be some grading.

MR. ARGENIO: Looking into the curve?

MR. EDSALL: Looking into the hill because the code requires 325 as a bare minimum and it shows 300, something's got to be done.

MR. DEKAY: Well, Mr. Nadas--

MR. VAN LEEUWEN: Got to add 25 feet.

MR. DEKAY: Mr. Nadas owns the land across the street so we can show a provision there for clearing, opening that sight distance up.

MR. EDSALL: If you can just massage those numbers to show the correct numbers and then just show that that will be cleared.

MR. DEKAY: Yes, we can do that.

MR. EDSALL: That solves that.

MR. ARGENIO: Let me just speak clear, Mr. Nadas, let me be clear and concise about this. The highway superintendent's concern is the sight distance and it's predominantly from lot 1 with the left-hand turn movement. If you can what you need to do to get approval is to do some clearing and/or grading on the lot across the street so you can acquire that, achieve that minimum 325 feet of sight distance. Have I said that correctly?

MR. EDSALL: Absolutely.

MR. ARGENIO: Did we do a negative dec?



October 10, 2007

20

MR. EDSALL: You have not.

MR. ARGENIO: I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning board declare negative dec under SEQRA process on the Nadas minor subdivision on Bull Road. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You guys see anything else here other than this thing with Anthony which I think is really, I think it needs to be remedied. Mark or Dominic, am I missing anything procedurally with this?

MR. EDSALL: If you could waive the final public hearing to be honest with you the fact that he owns the property means that that's easily solvable, we can, and he could very easily correct the bulk table on number 1 and add the 911 street numbers so this seems to be fairly straightforward.

MR. ARGENIO: Accept a motion that we waive the final public hearing on the Nadas subdivision.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

October 10, 2007

21

MR. ARGENIO: Motion has been made and seconded that we waive the final public hearing on Nadas. Roll call.

ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Do you guys see anything else here with this? I'll read the subject-tos in. Anything else?

MR. GALLAGHER: I'm good.

MR. BROWN: No.

MR. VAN LEEUWEN: Make a motion subject to the subject-to's, whatever you got.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that we give final approval to the Nadas minor subdivision on Bull Road. This is subject to the table being corrected, it's subject to Mr. Nadas achieving that limited clearing which is, which may or may not be required to meet this site distance requirement for the left-hand turn movement from lot 1 for Mr. Fayo. You have to keep him happy, Mr. Nadas, okay? It's his call.

MR. VAN LEEUWEN: That's not easy.

MR. ARGENIO: And I think that was it, Mark, is that the only, O & W, what's the last thing?

MR. EDSALL: 911 addresses.

October 10, 2007

22

MR. ARGENIO: And supply the 911 addresses for the lots.

MR. EDSALL: Last item would be my comment number 3, Dick, on lot 2 the spacing between the well and the septic is less than a hundred, just need to shift the well back a little bit.

MR. DEKAY: Oh, yeah.

MR. EDSALL: Just to show a hundred.

MR. DEKAY: Yeah, we got lots of room.

MR. EDSALL: And payment of fees and you're all done.

MR. DEKAY: I will dimension that so it's clear.

MR. ARGENIO: Roll call.

ROLL CALL

MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Good luck to you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** NADAS MINOR SUBDIVISION  
**PROJECT LOCATION:** BULL ROAD  
SECTION 52 – BLOCK 1 – LOT 13.35  
**PROJECT NUMBER:** 07-19  
**DATE:** 10 OCTOBER 2007  
**DESCRIPTION:** THE PLAN PROPOSES SUBDIVISION OF THE 5.19 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2007 PLANNING BOARD MEETING.

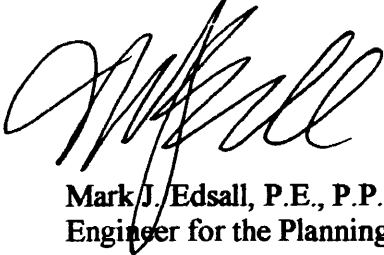
1. The property is located in the R-1 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. *As previously noted, the table should be made complete via the addition of minimum net area (48,000 s.f.), maximum height (35 ft.), minimum livable area (1200 s.f.), and maximum development coverage (20%). The table is still incomplete.* Both lots appear to easily meet the minimum bulk requirements.
2. In our comments for the prior meeting appearance, we indicated the need for a plan/field review by the Town Highway Superintendent. On 10-9-07 I met with Highway Superintendent Fayo and reviewed the plans. Based on our meeting, the concerns are as follows:
  - Verify sight distance values (same sight distance values from each lot in north and south direction does not make sense).
  - Note that roadway speed limit is 40mph. Based on the same, code section 252-28A requires a minimum of 325 ft.
  - It appears that the area at the interior of the horizontal curve (west side of road) may need grading and/or clearing to enhance sight distance conditions.
  - Plan should include the following note: *"Applicant/Developer shall install and or improve a drainage ditch between the two required driveway culverts, as may be deemed necessary in the field by the Town Highway Superintendent."*

**REGIONAL OFFICES**

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. The applicant performed the required soils testing for the on-site sanitary disposal systems on 5 September 2007, with such testing witnessed by a representative of our office. The testing data reflected on the plan is consistent with our observations. The sizing of the sanitary disposal system designs on the plan appears acceptable based on the field testing and requirements of the New York State Department of Health (Appendix 75-A). The plan does need to be corrected to provide the minimum 100 ft. separation (or greater) between the well and septic on proposed lot #2.
4. From a procedural standpoint, note the following:
  - Lead Agency – Taken 6-27-07
  - Public Hearing – Waived 6-27-07
5. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
6. The plans are substantially the same as those considered at Preliminary. As such, I recommend that the Board waive the Final Public Hearing, as per their discretionary judgement under Section 257-14 (B)(2) of the Town Code.
7. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW07-19-10Oct07.doc



RESULTS OF P.B. MEETING OF: October 10, 2007

PROJECT: Lands of Nadas P.B. # 07-19

**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y      N       
TAKE LEAD AGENCY: Y      N     

**NEGATIVE DEC:**

M) ✓ S) B VOTE: A 4 N 0  
CARRIED: Y ✓ N     

M)      S)      VOTE: A      N       
CARRIED: Y      N     

PUBLIC HEARING: WAIVED: ✓ CLOSED:      (final P.H.)

M) ✓ S) B VOTE: A 4 N 0 SCHEDULE P.H.: Y      N ✓

SEND TO O.C. PLANNING: Y       
SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M) ✓ S) B VOTE: A 4 N 0

APPROVED: 10/10/07  
Conditionally

NEED NEW PLANS: Y ✓ N     

**CONDITIONS - NOTES:**

Anthony Fay's Comments are included in Mark's Comments of 10/10/07
Check the sight distance - (Driveway for lot 1) 3/8 325'
Add 911 #'s
Correct Bulk Table
Mark's comment #3
fees

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#506-2007**

07/06/2007

L.N.

Received \$ 75.00 for Planning Board Fees, on 07/06/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

BB. # 07-19 Application fee

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 7-19

NAME: LANDS OF NADAS SUBDIVISION PA2006-1039

APPLICANT: ARTHUR AND LINDA NADAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2007	REC CK. #6639	PAID		400.00	
			-----	-----	-----
		TOTAL:	0.00	400.00	-400.00

*John*  
7-6-07





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #07-19      DATE RECEIVED: 09-26-07      TAX MAP #52-1-13.35

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 10-09-07 TO BE ON AGENDA FOR THE 10-10-07 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**LANDS OF NADAS**  
Applicant or Project Name

**RECEIVED**

OCT 02 2007

**N.W. HIGHWAY DEPT.**

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ **DISAPPROVED:**

Notes: Plans should include the following note: "Applicant/Developer shall  
install and or improve a drainage ditch between the two required drive-  
way culverts, as may be deemed necessary in the field by the Town  
Superintendent of Highways."  
\_\_\_\_\_

Signature: \_\_\_\_\_ 10/9/07  
Reviewed by \_\_\_\_\_ date



PROJECT: Lands of Nadas Subdivision P.B. # 07-19

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

Need Highway approval after revised plans.  
In an Ag District.  
Need soil test for percs witnessed.

MEETING DATE: June 27, 2007

## PLANNING BOARD APPLICATION SUBMITTAL CHECKLIST

The following items are to be returned to the Planning Board Secretary, complete as a package, to make application to appear before the Planning Board:

### CHECK OFF (ONE ORIGINAL COPY OF ALL EXCEPT PLANS)

1. Completed Page 1 and 2 of Application form. (Original Copy) ✓
2. Agricultural Data Statement (If you answer yes to #9 on application) ✓
3. Applicant/Owner Proxy Statement (Original) (MUST HAVE IF APPLICABLE) ✓
4. a. Applicable completed Check List for subdivision/~~L.L. Chg.~~ or Site Plan ✓  
b. Approval box on all sheets of plan as described in #4 of Subdivision Check List and #2 of Site Plan Check List. ✓
5. Short Form EAF (Unless instructed to prepare long form). (Original) ✓
6. Flood Hazard Area Development Application. NA
7. EIGHT Sets of plans – folded to fit in legal size file folder with name block showing. ✓
8. SEPARATE CHECKS AS FOLLOWS: (Choose appropriate category for your project)

### SITE PLANS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Special Permit Application and Review Fee.....	\$250.00	
Application fee.....	\$125.00	
Escrow (Unless other amount specified at workshop)	\$750.00	\$ _____
(Additional escrow due for multi-family dwellings)		

### SUBDIVISIONS:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application Fee...(minor subdivision only).....	\$ 75.00	✓	75.00 ✓
Application Fee...(major subdivision only).....	\$150.00		

### ESCROW:

<b>Residential:</b>	\$200.00 each - for each of first 4 lots	
	\$100.00 for each additional lot -	Total: \$ 400.00 ✓
<b>Commercial:</b>	\$500.00 each - for each of first 4 lots	
	\$200.00 for each additional lot -	Total: \$ _____

### LOT LINE CHANGE:

Two Separate Checks: (One check for application fee and separate check for escrow amount)

Application fee.....	\$75.00	
Escrow (Unless other amount specified at workshop). ...	\$200.00.....	\$ _____

**PLEASE NOTE: ADDITIONAL FEES DUE UPON COMPLETION OF PLANNING BOARD REVIEW.**



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

☐ Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhapa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 100-3

WORK SESSION DATE: 6 June 2007

PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: full app

PROJECT NAME: Nadas Sch.

REPRESENTATIVES PRESENT: Dick DeKay / Mr. M. Rich DeKay

MUNICIPAL REPS PRESENT:

BLDG INSP.

FIRE INSP.

P/B CHMN

PB ATTY.

PLANNER

OTHER

MHE REP (MJE) (Other)

Bill H

ITEMS DISCUSSED: Bill H

STND CHECKLIST:

PROJECT  
TYPE

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date next avail



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhhepc.com

☐ **Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhhepa@mhhepc.com

**Writer's E-mail Address:**  
mje@mhhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

100-3

**TOWN / VILLAGE OF:** New Windsor

**P/B APP. NO.:** \_\_\_\_\_

**WORK SESSION DATE:** Nov 2006

**PROJECT:** NEW X OLD \_\_\_\_\_

**REAPPEARANCE AT W/S REQUESTED:** Not now

**RESUB. REQ'D:** Full App

**PROJECT NAME:** Nadar Subdiv

**REPRESENTATIVES PRESENT:** Linda Nadar + Dick DeKay

**MUNICIPAL REPS PRESENT:**  
BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. \_\_\_\_\_  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

**ITEMS DISCUSSED:** Bull Rd - 5.108 A

**STND CHECKLIST:**

**PROJECT TYPE**

East side Bull Rd just South of RR

DRAINAGE \_\_\_\_\_

SITE PLAN

old sub app'd 1987 (Nadar)

DUMPSTER \_\_\_\_\_

SPEC PERMIT

RR lot is sep parcel.

SCREENING \_\_\_\_\_

L L CHG.

either 2 lot sub or 2 lot plat

LIGHTING \_\_\_\_\_

**SUBDIVISION**

will try to show drives

(Streetlights)

OTHER

then AF will need to review

LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

**PROJECT STATUS:**

ZBA Referral: \_\_\_\_\_ Y X N

Ready For Meeting X Y \_\_\_\_\_ N

Recommended Mtg Date next avail

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change \_\_\_\_\_ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 52 Block 1 Lot 13.35

### BUILDING DEPARTMENT PERMIT NUMBER:

PA2006-1039

MUST FILL IN THIS NUMBER

1. Name of Project Minor Subdivision of Lands of Linda Nadas and Arthur Nadas

2. Owner of Record Arthur and Linda Nadas Phone 482-496-3003

Address: 506 Bull Road, Rock Tavern, N.Y. 12575  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Arthur and Linda Nadas Phone 482-496-3003

Address: 506 Bull Rd., Rock Tavern, N.Y. 12575  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Richard De Key, C.S. Phone 534-8127

Address: P.O. Box 313, Cornwall, N.Y. 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N.A. Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

R. De Key, C.S. 534-8127 534-4370  
(Name) (Phone) (fax)

7. Project Location: On the East side of Bull Road  
(Direction) (Street)

8. Project Data: Acreage 5.19 Zone R-1 School Dist. N.S.D.  
256605

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) 2 lot Sub.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

6<sup>th</sup> DAY OF June 2007

Linda Nadas  
(OWNER'S SIGNATURE)

\_\_\_\_\_  
(AGENT'S SIGNATURE)

Deborah Green  
NOTARY PUBLIC

Please Print Agent's Name as Signed  
DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4984065  
Commission Expires July 15, 2007

\*\*\*\*\*

TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

\_\_\_\_\_  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Arthur and Linda Nadas <sup>she</sup> deposes and says that he resides  
(OWNER)  
at 506 Bull Road, Rock Tavern, 12575 in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of New York <sup>she</sup> and that he is the owner of property tax map

(Sec. 52 Block 1 Lot 13.35)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

(Richard DeKay)  
(Agent Name & Address)  
Richard DeKay, C.S. - P.O. Box 313, Cornwall, N.Y. 12518  
(Name & Address of Professional Representative of Owner and/or Agent)

as his <sup>per</sup> agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

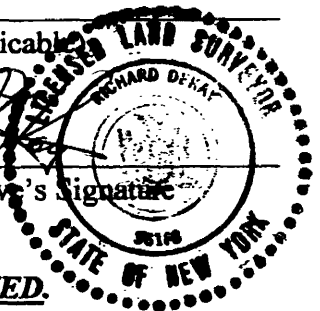
6<sup>th</sup> DAY OF June 2007

**\*\*** Linda Nadas  
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

Professional Representative's Signature

Deborah Green  
NOTARY PUBLIC



**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4984065  
Commission Expires July 18, 2007



**PROJECT I.D. NUMBER**

617.21

**SEQR**

## Appendix C

## State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM

**For UNLISTED ACTIONS Only****PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)**

<p>1. APPLICANT /SPONSOR  <b>ARTHUR AND LINDA NADAS</b></p>	<p>2. PROJECT NAME  <b>MINOR SUBDIVISION / LOT LINE CHANGE FOR ARTHUR AND LINDA NADAS</b></p>
<p>3. PROJECT LOCATION:  Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b></p>	
<p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <b>500' SOUTH OF 506 BULL ROAD - EAST SIDE - 1,500' ± SOUTH OF RT 207  OLD ONTARIO AND WESTERN RIGHT OF WAY - PART OF THIS SITE.</b></p>	
<p>5. IS PROPOSED ACTION:  <input type="checkbox"/> New    <input type="checkbox"/> Expansion    <input checked="" type="checkbox"/> Modification/alteration</p>	
<p>6. DESCRIBE PROJECT BRIEFLY:  <b>RE-SUBDIVISION OF LOT E ON FILED MAP NO. 8102 - FILED 2-13-87  5.188 AC - <del>WAS TO BE</del> <del>CHANGED</del> <del>TO</del> <del>MAKE</del> <del>2-2AC</del> <del>LOTS.</del></b></p>	
<p>7. AMOUNT OF LAND AFFECTED:  Initially <b>5 AC</b> acres    Ultimately <b>5 AC</b> acres</p>	
<p>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If No, describe briefly</p>	
<p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?  <input checked="" type="checkbox"/> Residential    <input type="checkbox"/> Industrial    <input type="checkbox"/> Commercial    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Park/Forest/Open space    <input type="checkbox"/> Other  Describe:</p>	
<p>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If yes, list agency(ies) and permit/approvals <b>ORANGE CO. PLANNING TOWN OF NEW WINDSOR</b></p>	
<p>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If yes, list agency name and permit/approval  <b>TOWN OF NEW WINDSOR PLANNING BOARD - 2-5-87  FILED O.C.P.O. 2-13-87 AS MAP NO. 8102 <span style="float: right;">APPROVAL</span></b></p>	
<p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>	
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/sponsor name: <b>For Arthur/Linda NADAS</b>    Date: <b>6-13-87</b></p>	
<p>Signature: <b>[Signature]</b>    <b>S. 26168</b></p>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**OVER**

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8?</b>    If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	
<p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b></p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p>          <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p>          <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p>          <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p>          <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p>          <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p>          <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>          	
<p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    If Yes, explain briefly:</p>          	


**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:</p>	
<p>_____ Name of Lead Agency</p>	
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (If different from responsible officer)</p>
<p>_____ Date</p>	

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.  
**(ON ALL PAGES OF SUBDIVISION PLAN)**  
  
SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. NA Flood land boundaries.
17. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. ✓ Final metes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. NONE Show any existing waterways.
- \*26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. \_\_\_\_\_ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. ✓ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. ✓ Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. ✓ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. ✓ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: [Signature] 6/13/07  
Licensed Professional Surveyor Date

**PLEASE NOTE**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

*Arthur and Linda <sup>RAHL</sup>Nadas*

2. Description of proposed project and its locations:

*EAST Side OF Bull Road - Approx 1.500' South of Rt. 207*

3. Name and address of any owner of land within the Agricultural District:

*Arthur and Linda Rahl Nadas -*

*506 Bull Rd. - Rock Tavern, N.Y. 12575*

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

*N.A.*

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

*See Sub map*

2001 BSA  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*Not in Flood Zone*





RICHARD DEKAY L.S. 36168 (SPECIAL EXEMPTION 7208N)  
LAND SURVEYOR  
4 DYER LANE  
P.O. Box 513  
CORNWALL, NEW YORK 12518  
TEL. 845-534-8127  
FAX 845-534-4370

SECTION VIEW

PLAN VIEW

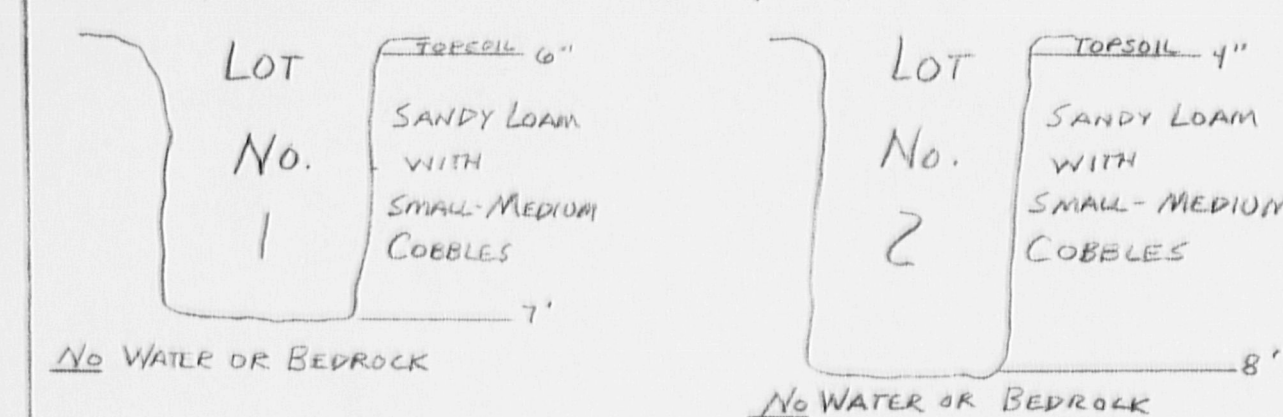
APPLICANT/DEVELOPER SHALL INSTALL AND  
OR MAINTAIN A DRAINAGE DITCH BETWEEN  
THE TWO REQUIRED DRIVEWAY CURBWEYS  
AS MAY BE DEEMED NECESSARY IN  
THE FIELD BY THE TOWN HIGHWAY  
SUPERINTENDENT.

TOTAL AREA : 226,060 S.F. OR 5.19 ± AC.

LOT NO. 1	DEPTH	RUN NO.	ELAPSED TIME
HOLE A	24"	1	8:00 (7:14)
		2	8:10 (8:00)
		3	8:00

LOT No. 2			LOT No. 2 S.D.S. DESIGN BASED ON A PERC. RATE OF 1" FALL IN 8-10 MINUTES.
HOLE B	24"	1	WITH AN APPLICATION RATE OF 0.10 GAL/DAY/SQ. FT. A 3 BDRM HOUSE w/ A 130 GAL
		2	DAY - BURIN FLOW RATE REQ. 217 LINAL FT. OF 24" WIDE TRENCH - 8" LATERAL @ 28 EA.
		3	PROVIDES 224 LINAL FEET. A 4 BDRM. HOUSE WITH 120 GAL/DAY - BURIN FLOW RATE REQ.

DEEP PIT LOGS (DUG ON SEPT. 5TH, 2007)



	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MINIMUM LIVABLE AREA	MINIMUM HEIGHT	MINIMUM DEVELOP- MENT COVER
REQUIRED	LOT AREA	LOT WIDTH	FRONT YD	SIDE/REAR TOTAL	REAR YD.	ROAD FRONTAGE	NET AREA			
LOT No. 1	81,246.40	175'	45'	40/80'	50'	70'	48,000 S.F.	35 FT	1,200 S.F.	20%
LOT No. 2	144,813.53	192'	TO CODE	TO CODE	TO CODE	165.76	TO CODE	TO CODE	TO CODE	TO CODE

[illegible]

SCALE HORIZ. 1"=50 VERT. 1"=10

SCALE HORIZ. 1" = 50' VERT. 1" = 10'

LOT No. 1			LOT No. 2		
STATION	EXISTING	FISHED	STATION	EXISTING	FISHED
No.	GRADE	GRADE	No.	GRADE	GRADE
0+00	455.6	455.9	0+00	454.7	454.7
0+50	458.0	458.0	0+50	457.0	457.0
1+00	463.0	460.2	1+00	461.0	460.0
1+50	463.5	463.5	1+50	461.8	461.0
15" 24" LONG CURVE TO BE			2+00		
PLACED IN EXISTING DITCH			2+50		
INLET INV. 452.0			2+90		
OUTLET INV. 451.8			15" PIA. 24" LONG CURVE TO BE		

HOUSE FOUNDATION

1" MIN.

4" CAST IRON OR EQUAL  
1/4" PER FOOT MIN. SLOPE

10'

1,000 GAL.  
(3 BORDS)  
1,200 GAL.  
(4 BORDS)  
SEPTIC TANK

20' MIN.

4" DIA. SOLID PVC PIPE TOIGHT JOINTS  
1/8" PER FOOT MIN. SLOPE

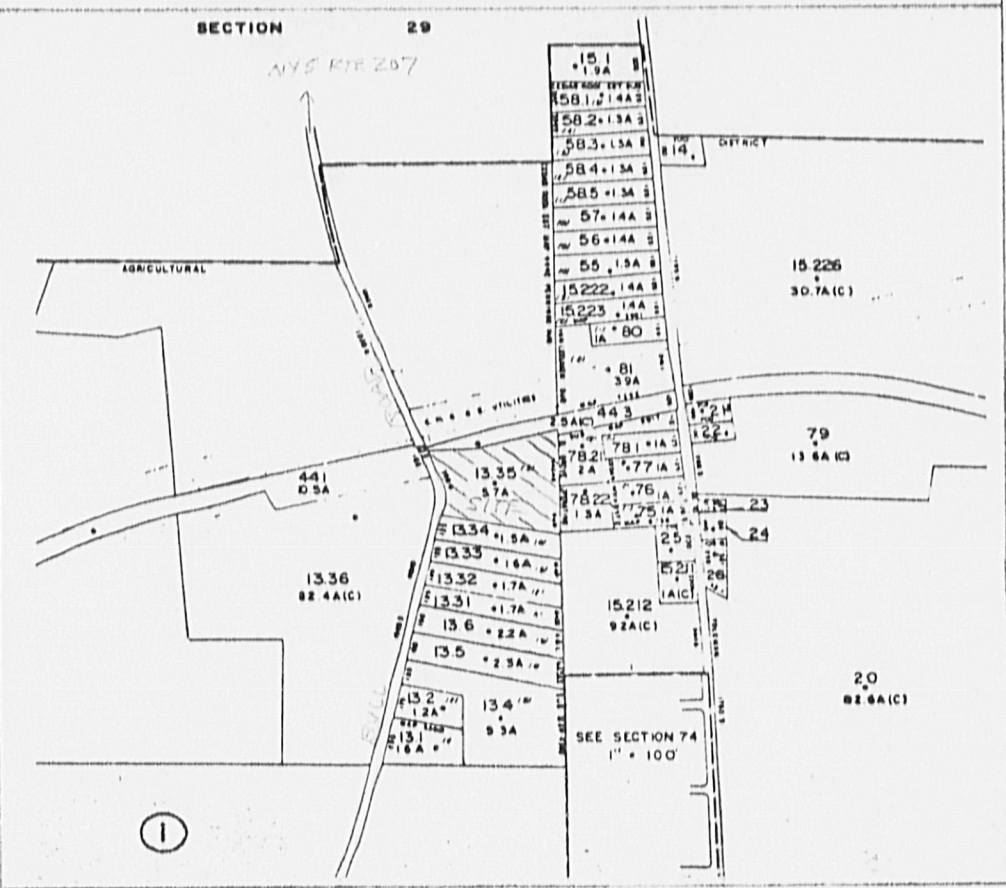
4 WAY (3) OUTLET  
CONC. DISTRIBUTION BOX

4" DIA. SOLID PVC PIPE  
1/16" PER FOOT MIN. SLOPE

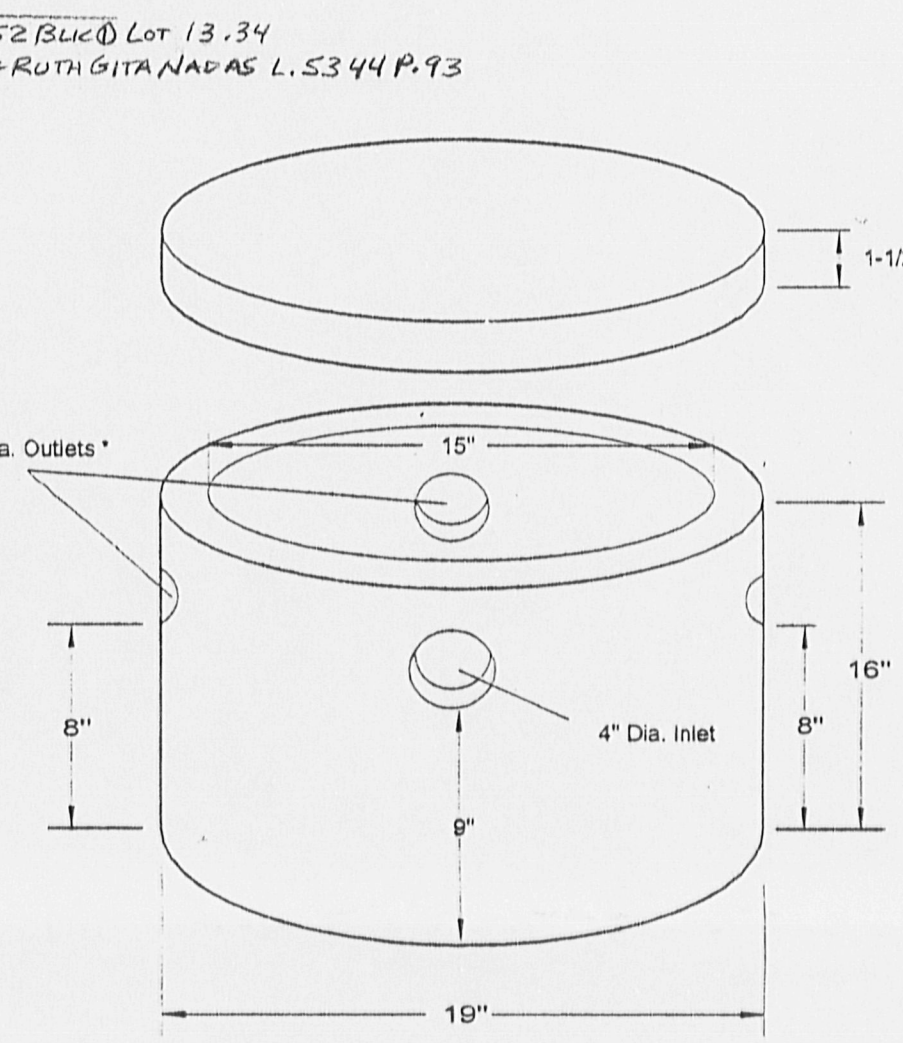
6" CENTER

4" DIA. PERFORATED PVC PIPE  
1/32" PER FOOT MIN. SLOPE

CAPPED ENDS



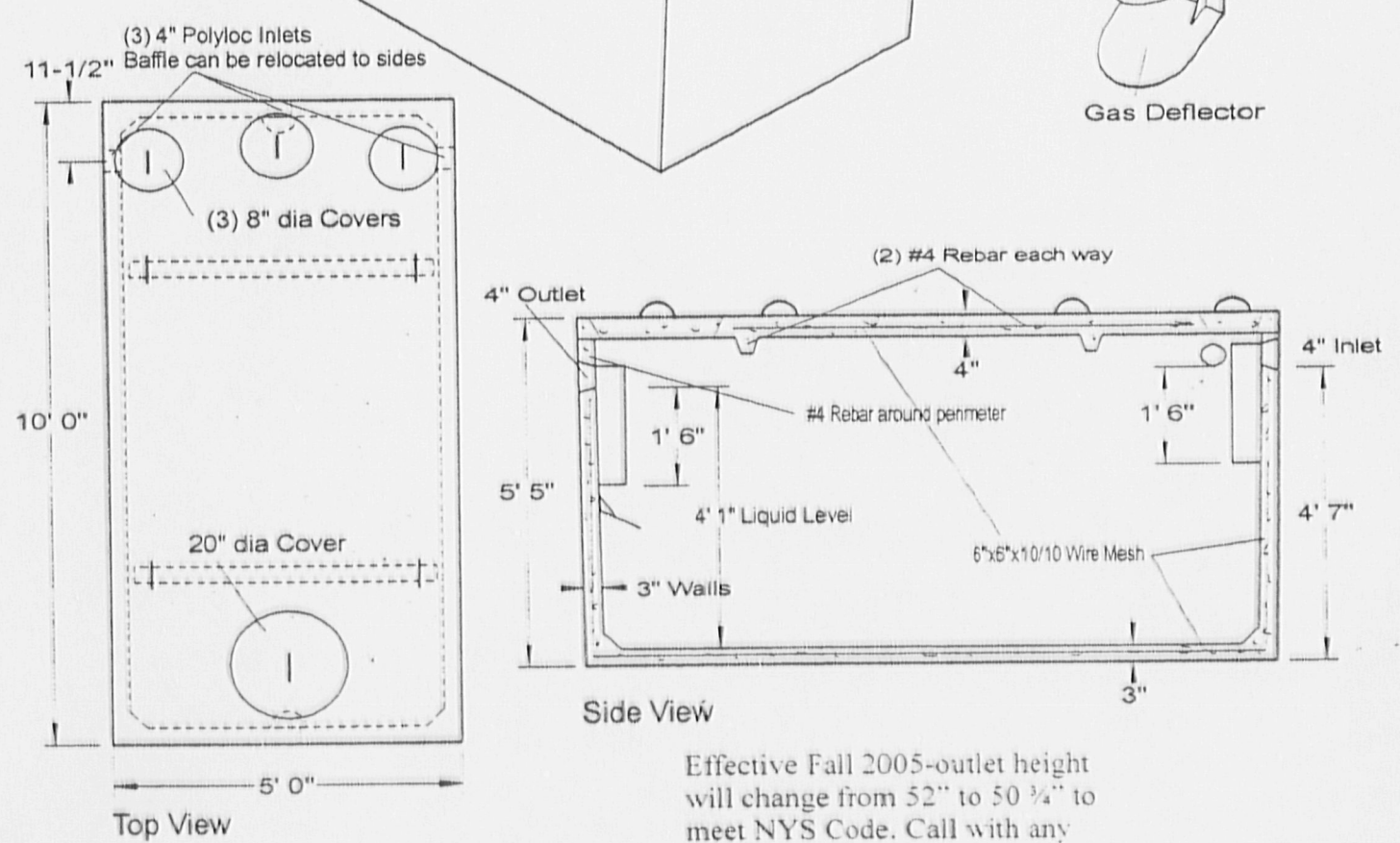
KEY LOCATION - VICINITY MAP



\*Outlet opposite inlet has invert height of 8-1/2".  
This box has no bottom; an extra lid may be used  
or you can pour one on site.

Concrete Min. Strength: 4,000 psi at 28 days  
Reinforcement: Fiber  
Air Entrainment: 5%  
Pipe Connection: Polylok Seal (patented)  
Load Rating: 300 psf  
Weight = 80 lbs

**Woodard's Concrete Products, Inc.**  
629 Lybolt Road, Bullville, NY 10915  
(845) 361-3471 / Fax 361-1050



Concrete Min. Strength: 4,000 psi at 28 days  
Reinforcement: #4 Rebar, 6x6x10ga. WWM  
Air Entrainment: 5%  
Construction Joint: Butyl Rubber Sealant  
Pipe Connection: Polylok Seal (patented)  
Weight = 9,500 lbs  
Load Rating: 300 psf

**Woodard's Concrete Products, Inc.**  
629 Lybolt Road, Bullville, NY 10915  
(845) 361-3471 / Fax 361-1050

I HEREBY CERTIFY THAT THIS  
SUBDIVISION PLAT WAS MADE AS A  
RESULT OF AN ACTUAL FIELD SURVEY  
COMPLETED BY ME ON MAY 13, 2007  
AND IS CORRECT TO MY BEST  
KNOWLEDGE.

DATE: JUNE 12, 2007 BY: S. E. HARRIS SCALE: 1" = 60'	OF LANDS OF	DRAWN BY: RRB REVISED 11-13-07
LINDA NADAS AND ARTHUR NADAS		
TOWN OF NEW WINDSOR COUNTY OF ORANGE STATE OF NEW YORK		4-1378

By: Gianfranco Argenteo, Chairman  
 By: Nail E. Chokinger, Secretary

MINIMUM 5 GPM WELL YIELD